

DISTRICT SIX
POLK COUNTY PUBLIC HEALTH UNIT

DIRECT SERVICE UNITS

1755 HOLLAND PKWY., SOUTH
BARTOW, FLORIDA 33830111 NORTH 11TH STREET
HAINES CITY, FLORIDA 33844G.A. REICH, M.D., M.P.H.
DIRECTOR229 AVENUE D, N.W.
P.O. BOX 1480
WINTER HAVEN, FLORIDA
33882-1480

DIRECT SERVICE UNITS

1333 NORTH FLORIDA AVENUE
LAKE LAND, FLORIDA 33805305 WEST CENTRAL AVENUE
LAKE WALES, FLORIDA 33853

RADIOLOGICAL AND OCCUPATIONAL HEALTH SECTION

October 30, 1985

James R. Chastain, Jr., P.E.
Chastain Skillman Incorporated
P.O. Box 495
Lakeland, Fl 33802RE: ~~██████████~~ Townhouse/Office Site Plan
"Foundation Construction Techniques"

Dear Mr. Chastain:

Per your request of October 28, 1985, please be advised that the following construction techniques will be acceptable for the referenced project under the pending rules of the State of Florida Department of Health and Rehabilitative Services Chapter 10D-91 Part 11A, Control of Radiation Hazards.

"Improved Monolithic Slab" as defined by FAC 10D-91.1103(2);
"Post-Tensioned Slab" as defined by FAC 10D-91.1103(6); and
"Ventilated Crawl Space" as defined by FAC 10D-91.1103(7).

Enclosed is a copy of the pending legislation that requires radon control technologies in buildings located on lands that have been mined, reclaimed, reshaped, restored, or otherwise altered as a result of the extraction of phosphate ore or have been designated such that they may exhibit radiation levels in excess of the standards of that law.

In the construction of the purposed buildings on the Oakbridge "Townhouse/Office Site Plan," one of the three aforementioned control technologies should be utilized. Please review Part 11A, 10D-91.1103 "Definitions" for full explanation and correct execution of these control measures.



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3. A letter from the Polk County Health Department, Division of Radiological and Occupational Health, approving the construction techniques and control methodologies to be utilized in controlling radiation which may be present in the construction area.
4. Relationship of the development proposal to the traffic circulation plan contained on the Conceptual Master Plan (Attachment "B").
5. Contents of the proposed property owner association documents and deed restrictions.
- K. Legal Description: A boundary survey and legal description shall be submitted along with each plat or area development plan.
- L. Property Owners Associations: To ensure continued proper maintenance of buffer areas, walking and jogging paths, landscaping, lakes and internal waterways, common areas, and private recreation areas, the developments where land and/or facilities are proposed for multiple ownership shall be governed by a property owners association in which membership shall be mandatory. Each association would be a non-profit Florida Corporation with the right to levy and collect regular and special assessments for the maintenance items described above. Assessments would be enforceable by the imposition of a lien on property, together with a right of foreclosure thereof.
- A condominium concept would be an acceptable alternative to the property owners association.
- M. Deed Restrictions: Deed restrictions shall be

prepared and recorded with the plat for each area to ensure proper control over the use of the building characteristics and grounds within each area.

N. Minimum Building Setbacks from Rights-of-way:

1. Drane Field Road: 65 feet
2. Harden Blvd.: 65 feet
3. Major internal collectors: 35 feet

O. Buffers: A number of provisions were included in the Conceptual Master Plan to ensure buffering between the subject property and adjacent properties and uses. The buffers to be provided and their maintenance responsibility shall be as follows:

1. A 50 foot wide greenbelt buffer containing a landscaped noise attenuation berm or wall shall be provided between all residential areas and Harden Blvd. right-of-way.
2. A 25 foot wide greenbelt shall be provided along all Oakbridge residential boundaries. This greenbelt may be counted as part of area computations but no construction shall be located within the greenbelt.
3. The above described buffers shall be owned and maintained by the homeowners associations. Deed restrictions shall be placed on the buffers which will prohibit them from being developed.

P. Walkway System and Jogging Paths: Provisions are included in the Conceptual Master Plan for a jogging path system throughout the Oakbridge

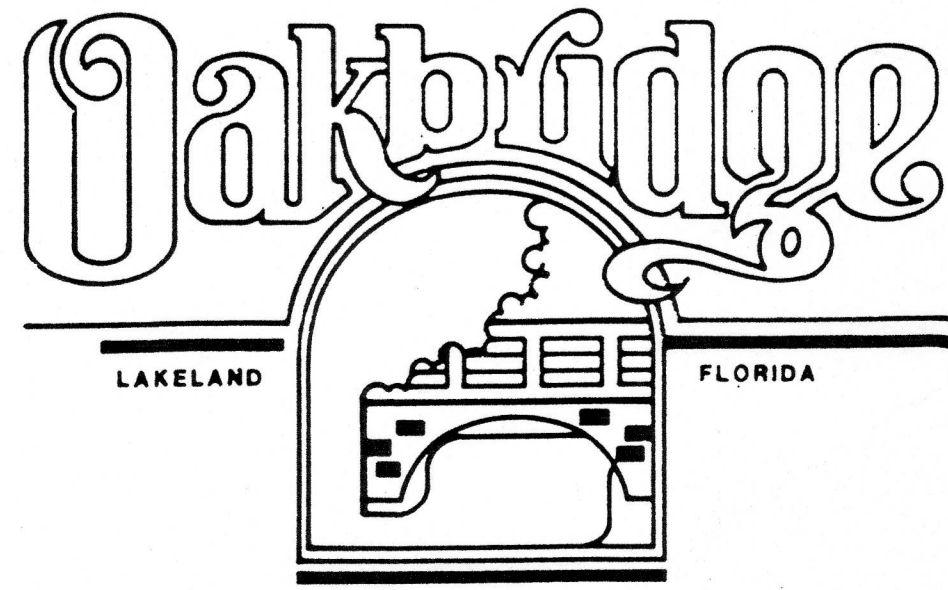
26-2

26.3






SITE DATA:
TOWNHOUSE:
 155 TOTAL UNITS
 21.7 AC ±
OFFICE:
 60,000 S.F.
 (6,000 S.F.-OUT PARCEL)
 8.0 AC ±
LAKE:
 7.6 AC ±

OCT 28 1985



TOWNHOUSE/OFFICE SITE PLAN 1"=60'

PROJECT NO: 2870.00	DRAWN BY:	DATE: 5/1/85			engineers • surveyors • planners chastain skillman incorporated		GLATTIG LOPEZ KERCHER ANGLIN PLANNERS & LANDSCAPE ARCHITECTS 33 East Pine Street • Ellis Building Orlando, Florida 32801 • (305) 843-6552
CHECKED BY:	REV. DATE: 10/3						